

453 GA-138, RIVERDALE, GA 30274 COMMERCIAL/RETAIL-ZONED LAND SITE | ±1.05 ACRES

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205

WAFFLE

HOUSE

DETCMART

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FAMILYOD

BARNES & NOBLE LAIFITNESS.

Party City

Bank of America

MATTRESS**FIRM**

HARTSFIELD JACKSON INTERNATIONAL AIRPORT (8 MILES)



PROPERTY HIGHLIGHTS

- ±1.05-acre retail site located in Riverdale, GA
- Zoned GC- General Commercial (City of Riverdale)
- Ideal for a variety of retail uses
- Nearby traffic counts of 26,100 VPD on GA-138
- Deceleration lane and shared driveway
- Parcel ID: 13203A B040
- Car wash previously located on site; was destroyed in a fire

LOCATION OVERVIEW

This property is located in Riverdale, GA. It is located near Southern Regional Medical Center and is less than 9 miles south of Hartsfield-Jackson Atlanta International Airport. Nearby retailers include Kroger, The Home Depot, Walmart, Family Dollar and more.



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\$ PRICE **\$190,000**



SITE SIZE ±1.05 ACRES



TOPOGRAPHY **LEVEL**

ZONING GC (GENERAL COMMERCIAL)



TRAFFIC COUNTS 26,100 VPD ON GA-138



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ABOUT RIVERDALE, GA

Riverdale is located in the "Southern Crescent" of Clayton County, approximately 10 miles south of Atlanta. Riverdale's history was founded before the civil war as a farming and transportation hub and even today the city is still tied to rail transit through the MARTA system. Riverdale is home to Southern Regional Medical center, a 331 bed hospital serving the community since 1971 and one of the top employers in Clayton County.

The city of Riverdale lies quickly accessible to three major interstates: I-285, I-85, I-75. Its strategic location makes it a great commuter city and accessible to many surrounding areas. The city is only 5 miles south of Atlanta's Hartsfield-Jackson International Airport, the world's busiest airport by volume. Many employees who support the airport reside within Riverdale's city limits.

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	29,438	63,242	186,090
Total Population	82,575	177,927	517,509
Average HH Income	\$56,011	\$60,586	\$66,793



IN THE AREA MAP





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